

A G E N D A



Recommendation for Council Action

Austin City Council		Item ID	32668	Agenda Number	55.
Meeting Date:	5/22/2014		Department:	Watershed Protection	
Subject					
Set a public hearing to consider an ordinance regarding floodplain variances for development of a mixed-use building and associated parking at 801 Barton Springs Road that would encroach into the 25-year and 100-year floodplains of East Bouldin Creek. (Suggested date and time: June 12, 2014, 4:00 p.m., at Austin City Hall, 301 W. Second Street, Austin, TX)					
Amount and Source of Funding					
Fiscal Note					
There is no unanticipated fiscal impact. A fiscal note is not required.					
Purchasing Language:					
Prior Council Action:	March 3, 2011 - Council approved Ordinance 20110303-047 for a planned unit development at this address.				
For More Information:	Kevin Shunk, Watershed Protection Department, (512) 974-9176; Mapi Vigil, Watershed Protection Department, (512) 974-3384				
Boards and Commission Action:					
MBE / WBE:					
Related Items:					
Additional Backup Information					
<p>The Texas American Headquarters, LLC is seeking to obtain a site development permit for a proposed development called The Park, which will be located at 801 Barton Springs Road. The site of the proposed development is a 0.8-acre parcel that is entirely within the limits of the 100-year floodplain, and more than half of the site is within the 25-year floodplain of East Bouldin Creek. As part of the site's development, the applicant proposes to remove the remnants of a previously demolished building and construct a nine-story mixed-use building with an attached parking garage that includes both commercial office and restaurant uses. The site plan application associated with the project is SP-2013-0210C.</p> <p>The owner is requesting variances to the City's floodplain management regulations to: 1) encroach into the 25-year and 100-year floodplains of East Bouldin Creek with a proposed building; 2) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; and 3) exclude the building footprint from the drainage easement requirement.</p> <p>While the finished floor elevation of the proposed building will be 3.3 feet above the 100-year floodplain, there will be flood water surrounding the foundation and in the street in front of the property. A summary of the depth of water during the 100-year flood event can be found below:</p>					
Depth of water:			100-year flood event		
At the street			1.9 ft.		
At the front of the proposed building			1.0 ft.		